



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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October 21, 2013

IN REPLY PLEASE

REFER TO FILE: **PJ-0**

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER PROJECT STATUS REPORT

Following is an update on the construction of the Martin Luther King, Jr. Medical Center Inpatient Tower project for the week ending October 20, 2013.

Current Status

The project remains on schedule to achieve substantial completion by October 31, 2013. Testing and commissioning of fire and life safety systems, heating, ventilation, and air conditioning are nearing completion as required. Required inspections by the Office of Statewide Health Planning and Development (OSHPD) field staff are being conducted as required to achieve staff and stock occupancy acceptance for the Inpatient Tower Building. Approval of the Central Plant, which supports the Inpatient Tower, has been obtained. The Ancillary, Main Lobby and Admitting, and Hospital Support Buildings are all nonpatient care support spaces that do not impact the move-in sequence for MLK-LA. These are scheduled to achieve staff and stock occupancy in November 2013 as planned.

Critical Path Activities – October 21 – November 3, 2013

- Inpatient Tower – Complete the Americans with Disabilities Act fixture repairs. Complete fire alarm system testing. Obtain approval of air test and balance reports. Obtain OSHPD staff and stock occupancy.
- Inpatient Tower Basement – Complete remaining epoxy floor installation. Wax floors and continue punch list process.
- Inpatient Tower Level 1 – Complete plaster at ambulance entry area. Polish terrazzo flooring and wax remaining floors. Continue punch list progress.
- Inpatient Tower Level 2 – Complete anchorage of medical equipment. Wax floors and continue punch list progress.

- Inpatient Tower Levels 3 through 5 – Wax floors and continue punch list process.
- Ancillary Building – Testing of the elevators by the OSHPD State Inspector. Perform fire alarm system testing. Start air test and balance.

Significant Progress – October 7 - 20, 2013

- Inpatient Tower – Continued acceptance testing of the fire alarm system with OSHPD Fire Life Safety Officer. Final approval is still outstanding. Fire sprinkler standpipe test completed successfully. Testing of egress lighting in progress. Began medical gas certification.
- Inpatient Tower – Corrections required to address the Americans with Disabilities Act clearance issues progressed significantly with completion anticipated this week.
- Inpatient Tower Basement – Completed installation of morgue equipment. Installed acoustical ceiling tiles in the MRI area.
- Inpatient Tower Level 1 – Completed installation of acoustical ceiling tiles, with minor exceptions. Completed air test and balance. Seismic joint at ambulance entry and security vestibule completed. The paramedic entrance door was installed.
- Inpatient Tower Level 2 – Anchorage of medical equipment in progress. Punch list work continued.
- Inpatient Tower Levels 3 through 5 – Punch list work continued.
- Ancillary Building – Elevator installation completed and ready for State inspection. Electrical connection for kitchen equipment completed.
- Hospital Support Building – Performed fire alarm testing with the Inspector of Record and OSHPD Fire Life Safety Officer.
- Main Lobby and Admitting Building – Performed fire alarm testing with the Inspector of Record and OSHPD Fire Life Safety Officer.

Staffing

The contractor is continuing to maintain a significant number of construction workers in the field (see below):

Mon. 10/7/13	Tues. 10/8/13	Wed. 10/9/13	Thurs. 10/10/13	Fri. 10/11/13	Sat. 10/12/13	Sun. 10/13/13
291 (25 overtime)	297 (27 overtime)	299 (27 overtime)	297 (27 overtime)	260 (30 overtime)	101 (overtime)	8 (overtime)
Mon. 10/14/13	Tues. 10/15/13	Wed. 10/16/13	Thurs. 10/17/13	Fri. 10/18/13	Sat. 10/19/13	Sun. 10/20/13
244 (25 overtime)	229 (21 overtime)	229 (18 overtime)	240 (5 overtime)	209 (31 overtime)	109 (overtime)	46 (overtime)

Civic Art

- Installation of the art work in the courtyard adjacent to the Inpatient Tower is in progress. The delivery of the sculpture for the entry drop-off circle is now planned for mid-November 2013. A more detailed update on Civic Art projects is available from the Arts Commission.

Critical Events

- Public Works is holding weekly coordination meetings with MLK-LA regarding the transition planning for building turnover and occupancy. MLK-LA representatives are scheduled to participate in punch list walks beginning on October 21, 2013.
- October 9 and 16, 2013 – Public Works executive oversight meeting with Hensel Phelps Construction Co. was held to coordinate project progress and ensure timely resolution of remaining issues.

We will continue to provide you with regular updates on the progress of construction. If you have any questions, please contact me or your staff may contact Jacob Williams at (626) 458-4014.

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cc: Arts Commission (Erin Harkey)

Chief Executive Office (William T Fujioka, Brence Culp, Santos Kreimann,
Rita Robinson, Jan Takata)

County Counsel (John Krattli, Robert Cartwright)

Executive Office